



MINUTES OF THE CITY OF WEST JORDAN CITY COUNCIL WORK SESSION

Wednesday, November 3, 2021 - 5:30 pm
Approved December 1, 2021

West Jordan City Council Chambers • 8000 S Redwood Road • West Jordan, UT 84088

COUNCIL: Chair Zach Jacob, Vice-Chair Kelvin Green, Chad Lamb, Christopher McConnehey, David Pack (joined at 5:33 pm), Kayleen Whitelock, and Melissa Worthen (via Zoom)

STAFF: Council Office Director Alan R. Anderson, Mayor Dirk Burton, City Planner / Zoning Administrator Larry Gardner, Community Development Director Scott Langford, City Administrator Korban Lee, IT Administrative Assistant Rachel MacKay, Assistant City Attorney Duncan Murray, Economic Development Director Chris Pengra, Council Office Clerk Cindy Quick, and City Attorney Robert Wall

CALL TO ORDER

Chair Jacob called the work session to order at 5:30 pm and explained the Council would not meet in regular meeting following the work session. Council Member McConnehey asked to have the pledge, citizen comments, and Council comments as part of the work session, and a majority of the Council appeared amenable. Council Member McConnehey led those in attendance in the pledge of allegiance.

A. ELECTRONIC VOTING AND VOTING PROCESS

Council Office Director Alan R. Anderson explained that one of the features offered with agenda management software was an electronic roll call voting process for a legislative body. He asked if the Council desired to use touch screens to cast votes, which would be displayed on the large screens and streamed, or if the Council desired to remain with the current roll call method of the Council Clerk calling a name and the vote expressed verbally. Mr. Anderson reviewed with the Council Utah Code 10-3-506. He explained that a roll call vote shall be taken and recorded for all ordinances, resolutions, and any action which would create a liability against the municipality, and in any other case at the request of any member of the governing body by a "yes" or "no" vote, and shall be recorded. Every resolution or ordinance shall be in writing before a vote is taken.

Council Member Whitelock commented that electronic votes shown on a screen would not be visible to those listening via phone and expressed preference for a verbal roll call vote. Mr. Anderson showed an example of what a participant would see with an electronic voting system.

Chair Jacob said one benefit of electronic voting was that no one would be put on the hot seat with a seventh vote. He said he agreed electronic voting may be seen as less transparent for audio-only participants, but added that minutes and a recording of every vote were taken. Council Member Whitelock responded that not everyone had a device on which to look up minutes or access recordings. Council Member McConnehey said switching to electronic voting may seem cleaner and more efficient, but commented that with a voice vote, he believed, the hesitation of, or how strongly for or against a vote a Council Member may be, could be heard. Vice Chair Green suggested that if there was such a nuance, a voice vote could be requested. He suggested that the Council rules could be amended to direct electronic voting unless a voice vote was requested by any Council Member.

City Attorney Rob Wall said the term "roll call" meant everyone's name and how they voted would be recorded. He said the argument could be made either way, and the State Legislature used both

methods. Mr. Wall said the technology was fairly new, and there were not many cities using electronic voting.

Council Member Lamb said electronic voting would take emotion out of the situation and remove pressure based on how other Council Members had voted. Chair Jacob expressed the opinion that electronic voting felt more honest. Council Member Whitelock said she believed having the human insight present in a verbal roll call vote was good.

Council Member Pack commented that, with no additional cost involved, there were pros and cons either way. Vice Chair Green spoke of citizen confusion when the Council voted affirmatively on a motion to deny. He suggested electronic voting would solve some of the confusion and added that the Council Clerk could announce which Council Members voted for and against after a vote.

Chair Jacob said the Council would be able to make a motion different than the proposed motion included with an agenda item. Vice Chair Green said he would rather the Council voted on the proposed motion included in the packet, and then vote on an amendment to the motion. Council Member Pack asked if electronic voting would lead to less flexibility. Council Member Worthen said she agreed with Vice Chair Green that a voice vote could be requested if desired.

Council Member Whitelock said there had been times she had pushed her button to indicate a desire to speak and been ignored. She said if that happened when she wanted to request a voice vote it would be an issue. Council Member Whitelock suggested getting citizen input. Council Member Worthen said she liked the idea of electronic voting for many issues but liked the idea of being able to request a voice vote. Vice Chair Green commented that the Council Chair could announce that, unless there was an objection, the Council would proceed with electronic voting.

Mr. Anderson said it was his understanding that the electronic vote options would appear with the Council packet in the software, and would not require a separate device. He added that small devices for submitting votes could be purchased for individual positions on the dais. Chair Jacob commented that product demonstrations were possible. Mr. Wall suggested asking vendors if it would be possible for individual Council Member votes to be visible before voting concluded, and if a vote could be changed before voting concluded. Council Member McConnehey asked if electronic voting would contribute to greater efficiency in preparing minutes and asked if there would be an opportunity for Council Members to voice why they had voted a certain way.

B. COMMERCIAL AND HEAVY VEHICLE PARKING AND STORAGE

Mr. Anderson said commercial and heavy vehicle parking and storage was discussed by the Council in August of 2020. He reviewed current City Code 13-8-14 regarding storage of commercial vehicles in residential zones with the Council:

1. No trucks, motor vehicles or commercial trailers which exceed the rated capacity of one and one-half tons or having gross vehicle weight exceeding twelve thousand pounds shall be stored or parked on any lot or parcel within any residential zone.
2. No construction and/or earthmoving equipment shall be stored or parked on any lot or parcel in a residential zone.
3. Notwithstanding the foregoing provisions, the tractor portion of a semitruck may be parked or stored on a lot in a residential zone occupied by the driver, provided the vehicle is parked or stored entirely within the boundaries of such lot and does not obstruct the public sidewalk.

Mr. Anderson encouraged the Council to update definitions and replace generic terms in the Code. He explained different categories and classes of vehicles, and suggested exemptions for temporarily parked vehicles such as tow trucks or heavy equipment service vehicles on call, RVs, and school buses. Vice Chair Green expressed the opinion that RV parking and storage standards should be consistent with standards for other large vehicles. He said he was concerned more about large vehicles parked on City streets than large vehicles parked on private property, and suggested basing standards on the height of the box or trailer. Community Development Director Scott Langford stated City streets were designed to support at least 80,000 pounds per Fire Code.

Council Member McConnehey said he agreed with the suggestion to be consistent between the RV code and code for other large vehicles. He suggested the number of vehicles allowed on a lot should be based on the size of the lot. Vice Chair Green said he agreed. Council Member McConnehey added that a distinction should be made between what would qualify as a vehicle, and what would qualify as a residence. He asked staff to be careful in addressing the issue of RVs. The Council discussed tiny homes. Council Member Whitelock suggested permanent utilities would be the difference between a tiny home and a travel trailer.

Council Member McConnehey asked if semi-trailers would be subject to setback requirements on private property and asked if trailers would be subject to the same square-foot restrictions as storage structures. City Planner/Zoning Administrator Larry Gardner spoke of potential fire danger, and expressed concern with large vehicles/trailers parked near property lines. Mr. Gardner expressed the opinion that a motor home or an RV belonged in a neighborhood, but a cement truck or dump truck that would drive over the sidewalk or curb should not be allowed.

Mr. Langford expressed the opinion that the type of vehicle would affect the character of a neighborhood. Mr. Anderson commented that at the August 2020 meeting, a majority of the Council expressed concern about the aesthetics of a neighborhood. He suggested setting limits based on whether a vehicle was parked or stored on a property. Vice Chair Green said he would not want to put enforcement staff in a difficult position in determining if a vehicle were parked or stored. He said he thought going by weight made more sense. Council Member McConnehey said he did not think some types of vehicles belonged in residential neighborhoods. Vice Chair Green said he did not like that current code allowed a semi-truck to be parked on a residential lot.

Council Member Pack suggested the code should be clear with what was meant by the term “park”. Mr. Anderson suggested any vehicle with a motor should be parked on asphalt, concrete, or gravel. The Council discussed oil leaks and impervious surfaces. Council Member Whitelock expressed support for setbacks and parameters regarding height, width, and how many vehicles allowed on a lot. She said she did not believe a requirement should be included in the Code if it was not going to be enforced. Council Member Whitelock said she believed aesthetics mattered.

The Council discussed parking for small business vehicles (e.g., a landscaping company) on residential lots. Council Member Pack suggested enforcement could be tied to business licensing. He said he agreed aesthetics of a neighborhood mattered.

Council Member McConnehey suggested to start by basing code requirements on the weight and size of vehicles. Vice Chair Green and Chair Jacob agreed. Mr. Anderson thanked the Council for feedback, and said something would be brought back to the Council at the beginning of 2022.

Council Member Lamb left the work session at 6:54 pm

Council Member McConnehey moved to suspend rules to allow citizen comments. Vice Chair Green seconded the motion, which passed by unanimous vote (6-0).

CITIZEN COMMENTS:

Liz Halloran asked questions about City Code Enforcement Officers. Staff responded the City had four Code Enforcement Officers. Mr. Langford said he would reach out to Ms. Halloran outside the work session to answer further questions.

COUNCIL REMARKS/COMMENTS:

Council Member McConnehey spoke of a tragic accident that occurred on Halloween just north of the West Jordan City boundary. He expressed a desire to review design standards regarding street lights at crosswalks. He said he wanted to look at the issue proactively. Council Member Pack and Chair Jacob expressed support for a review of design standards. Council Member McConnehey asked if the issue could be handled by the Mayor's Office. Chair Jacob said he would want to include discussion on a future agenda.

C. ADJOURN

At 7:02 pm, Vice Chair Green moved to adjourn the work session and reconvene in RDA meeting at 7:10 pm Council Member McConnehey seconded the motion. All voted in favor, and the motion passed unanimously (6-0).

I, Cindy Quick, hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on November 3, 2021. This document constitutes the official minutes for the West Jordan City Council Meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 1st day of December 2021